

PREMIER HOUSE, HARLAXTON ROAD

Grantham, Lincolnshire, NG31 7JX



Key Highlights

- Modern detached building
- Excellent location adjacent to A1
- Open plan fully refurbished air conditioned office accommodation
- On site parking spaces

SAVILLS NOTTINGHAM
Enfield Chambers
18 Low Pavement, NG1 7DG

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The Savills logo consists of the word 'savills' in a lowercase, sans-serif font, colored red, set against a solid yellow square background.

Location

Grantham is located on the River Witham in the county of Lincolnshire and close to the Lincolnshire/Leicestershire border.

Historically the towns' economy was based upon engineering and manufacturing, and this continues with its diverse range of manufactured products including textiles, food, timber and plastics. The high tech and service sector industries have grown rapidly in recent years with tourism also on the increase.

Nearby centres of note include Newark on Trent approximately 16 miles (25.7 km) to the north, Nottingham approximately 23 miles (37 km) to the west, Boston approximately 30 miles (48.3 km) to the east, Leicester approximately 33 miles (53.1 km) to the south west and Peterborough approximately 35 miles (56.3 km) to the south.

Grantham's mainline railway station runs services into London Kings Cross in approximately 1 hour and 15 minutes.

Situation

The property occupies a prominent position directly off Harlaxton Road (A607), adjacent to the Grantham Squash and Fitness Club less than 400m from its junction with the A1. Other facilities in the immediate area include Premier Inn and Ramada Grantham Hotels.

Description

Premier House comprises a modern detached office building arranged over ground and first floor and is of an insulated cavity brick and blockwork construction under a pitched slate roof. Access is via a concrete ramp through two sets of timber doors into a small lobby with security access into the main reception area.

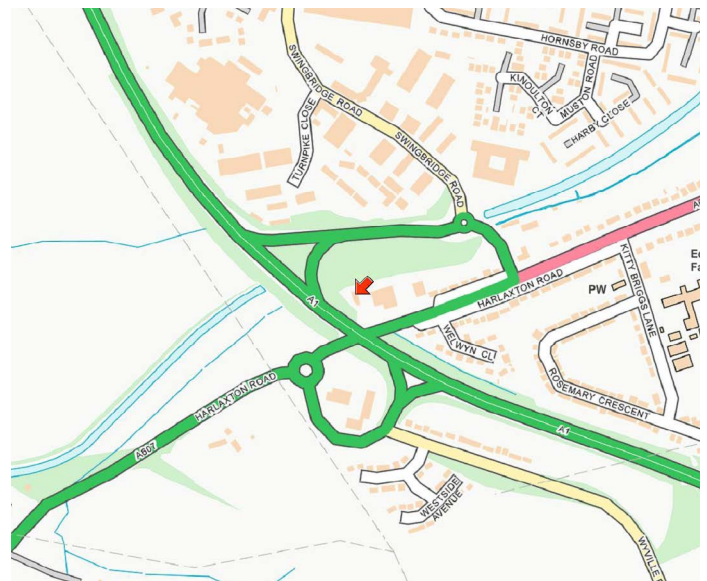
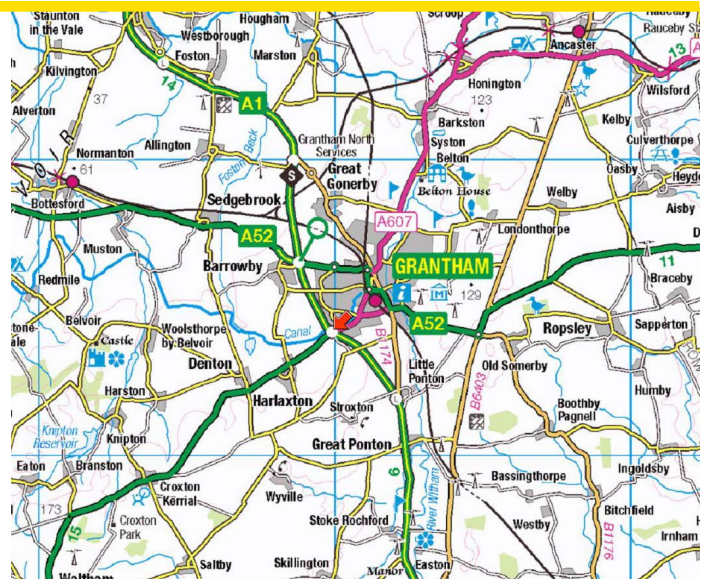
Internally, the property is arranged to provide cellular offices via a combination of solid and stud partitioned walls at ground floor level.

At first floor level the offices have been created through the use of full height glazed partitioning incorporating venetian blinds together with a generous central meeting area and common parts. In addition, on this level is located a fitted kitchen which incorporates a combination of base and full height units together with sink and drainer.

At ground floor level are located male/ female and disabled WCs together with a small communications room and under stairs storage.

The accommodation has been fully refurbished providing plastered and painted walls, suspended acoustic tile ceilings with recessed fluorescent lighting panels, sealed UPVC double glazed window units and the provision of air conditioning to the office areas.

Externally, the property benefits from on site car parking spaces.



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Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the property provides the following net internal areas:

FLOOR	OFFICE	SQ FT	SQ M	
Ground	1	590	54.6	Available
Ground	2	970	90.0	Available
First	3	904	83.97	Let
First	4	1,030	95.65	Let

Rateable Value

We have been advised that the 2018/2019 Rateable Value for the property is as follows:

Office 1	£5,100	Rates Payable 2018/2019	£2,514.30
Office 2	£8,500	Rates Payable 2018/2019	£4,190.50
Office 3	£7,900	Rates Payable 2018/2019	£3,894.70
Office 4	£9,000	Rates Payable 2018/2019	£4,437.00

VAT

The position with regards to VAT is reserved at all times and interested parties are advised to seek independent advice in relation to this matter.



Terms

The property is available on flexible terms.

Rent

Office 1	£6,400 per annum + VAT
Office 2	£ 9,800 per annum + VAT
Office 3	£9,100 per annum + VAT
Office 4	£10,400 per annum + VAT

Price

Alternatively the whole property is available as an investment opportunity at £580,000 (tenancy details on request).

Service Charge

A service charge of £29.00 per week + VAT will be charged per office.

Utilities

Utilities for all offices are sub-metered and will be re-charged to the tenant.

Viewing

Strictly by appointment only with the Sole Agent Savills.



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